

SUBMISSION OF THE DRAFT URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME PLAN NO. S/K10/URA3/A
PREPARED UNDER SECTION 25 OF
THE URBAN RENEWAL AUTHORITY ORDINANCE
AND PROPOSED AMENDMENTS TO
THE APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/28

1. Introduction

This paper is to seek Members' agreement:

- (a) that the draft Nga Tsin Wai Road / Carpenter Road Development Scheme Plan (DSP) No. S/K10/URA3/A (**Annex G-1**) and its Notes (**Annex G-2**) respectively are deemed suitable for publication as provided under section 25(6) of the Urban Renewal Authority Ordinance (URAO); that the draft DSP shall be exhibited for public inspection under section 5 of the Town Planning Ordinance (TPO), the Explanatory Statement (ES) (**Annex G-3**) should be adopted it as an expression of the Town Planning Board's (the Board) planning intention and objectives of the DSP and is suitable for public inspection together with the draft DSP; and
- (b) that the proposed amendments to the approved Ma Tau Kok Outline Zoning Plan (OZP) as shown on the draft OZP No. S/K10/28A (**Annex H-1**) and its Notes (**Annex H-2**) respectively are suitable for exhibition for public inspection under the same section of the TPO; and the revised ES (**Annex H-3**) should be adopted as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

Development : Includes private lots, Government, Institution or Community facilities,
Scheme Area open space, government lanes, roads and the surrounding public pavements

Sites A & C2: Broadly bounded by Carpenter Road, Lung Kong Road, Nga Tsin Wai Road and Hau Wong Road, including Kowloon City Municipal Services Building, Kowloon City Lions Clubs Health Centre and Lee Kee Memorial Dispensary. Billionnaire Avant located at 56-66 Nga Tsin Long Road is excluded.

Site B: An area along the southern boundary of Carpenter Road Park.

Site C1: Broadly bounded by existing buildings on Tak Ku Ling Road and Kai Tak Road, Prince Edward Road East, Tak Ku Ling Road Rest Garden and Tak Ku Ling Road.

Area : 37,061m² (subject to site survey)

Lease : Sites A & C2: Private land (various New Kowloon Inland Lots) (about 38%) and Government land (about 62%)

Site B: Government land (100%)

Site C1: Private land (various New Kowloon Inland Lots) (about 47%) and Government land (about 53%)

OZP : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/28

Zoning : “Residential (Group A)2” (“R(A)2”) (about 35%), “Government, Institution or Community” (“G/IC”) (about 18%), “Open Space” (“O”) (about 18%) and area shown as ‘Road’ (about 29%)

- For the “R(A)2” zone:
 - (a) a maximum plot ratio (PR) of 9 for a building that is partly domestic and partly non-domestic, of which the domestic part should not exceed 7.5 or the PR of the existing building, whichever is the greater;
 - (b) a maximum PR of 9 for non-domestic building; and
 - (c) a maximum building heights (BH) of 80mPD; 100mPD would be permitted for sites with an area of 400m² or more.
- For the “G/IC” zone:
 - (a) maximum BH of 1 storey / 3 storeys

Proponent : Urban Renewal Authority (URA)

Proposed Amendments : (a) to rezone Site C1 to Sub-area (1) of the “R(A)” zone, subject to a maximum non-domestic GFA of 2,000m² and maximum BH of 40mPD;
(b) to rezone Sites A & C2 to Sub-area (2) of the “R(A)” zone, subject to a maximum domestic and non-domestic GFA of 202,416m² and 23,302m² respectively, and a maximum BH of 160mPD; and
(c) to rezone Site B to “G/IC” zone, subject to a maximum BH of 100mPD.

2. Background of the DSP

Urban Renewal in Kowloon City

- 2.1 According to the Urban Renewal Plan for Kowloon City (URP) recommended under the District Urban Renewal Forum (DURF) study in 2014, Nga Tsin Wai Road area in the Lung Tong sub-district¹, where the DSP falls within, is recommended as “Proposed Rehabilitation and Revitalisation Priority Area” (**Plan 1**). It is proposed to adopt rehabilitation and revitalization schemes to inject new vibrancy and to make environmental improvements to the area, and also to preserve the local character during the renewal process. According to DURF, the redevelopment proposals do not place restriction on the redevelopment of individual old buildings in the area.
- 2.2 As recommended in the URP, the existing “Government, Institution or Community” (GIC) facilities at Hau Wong Road, including the Kowloon City Municipal Services Building (KCMSB), Kowloon City Lions Clubs Health Centre (KCLCHC) and Lee Kee Memorial Dispensary (LKMD) should be redeveloped. It was also suggested to explore the need of a public car park, as well as widening of pavement or designation of part-time pedestrianisation in the area so as to increase the supply of parking spaces and improve walking environment. Other elements such as provision of open space/public square, as well as additional GIC facilities were also recommended by DURF for redevelopment in the Nga Tsin Wai Road area. Three positioning and urban renewal visions for the area were also recommended, including i) dining and cultural district; ii) preserving the local street life and its historic and cultural characters and iii) gateway to the Kai Tak Development Area (KTDA).
- 2.3 Taking into account DURF’s recommendation as well as local aspirations, URA has undertaken a district-based study for the Kowloon City Action Area 3 (KCAA3) to set out the broad planning framework for a holistic re-planning and restructuring of the Lung Tong sub-district, with a view to achieving district-wide planning objectives and wider planning gains. A preliminary planning framework of KCAA3 is shown in **Drawing 2**. The draft Nga Tsin Wai Road / Carpenter Road DSP, being part of the holistic plan of KCAA3, is proposed to carry out restructuring and re-planning of land uses, re-design of building height profile and urban massing to realize the recommendations of DURF.

Draft Nga Tsin Wai Road / Carpenter Road DSP

- 2.4 On 27.5.2022, URA published the notification of commencement in the Government Gazette for the Nga Tsin Wai Road / Carpenter Road Development Scheme under section 23(1) of URAO. On the same day, URA submitted the draft DSP to the Board for consideration in accordance with section 25(5) of the URAO.

¹ “Nga Tsin Wai Road area, Lung Tong sub-district” is bounded by Shek Ku Lung Road to the east, Prince Edward Road East to the south, Junction Road to the west and Carpenter Road to the north.

- 2.5 The submission made by URA comprises the draft DSP with its Notes and Explanatory Statement (ES), a planning report with technical assessments on traffic, environment, visual, air ventilation, drainage, sewerage, water supply, district history and culture as well as social impact assessment (SoIA) (Stage 1) report (**Annexes A and B**). On 13.7.2022, URA further submitted SoIA (Stage 2) report to the Board (**Annexes C and D**).

3. The Proposal

- 3.1 The Development Scheme area comprises Sites A, B, C1 and C2 (**Plan 2b**). Sites A & C2 are located at the central part of the Nga Tsin Wai Road area. Site C1 currently falls within an area mainly zoned “R(A)2” with a portion of Kai Tak Road / Nga Tsin Wai Road shown as ‘Road’ and zoned “O” on the approved Ma Tau Kok OZP No. S/K10/28 (**Plan 2b**). Sites A & C2 are mainly zoned “R(A)2” and “G/IC”, with a portion of Nga Tsin Long Road and Nam Kok Road shown as ‘Road’ on the OZP (**Plan 2b**). Site B is currently part of the Carpenter Road Park (CRP) zoned as “O”. Some government back lanes and surrounding public pavements shown as ‘Road’ have also been included in the DSP boundary (**Plan 2b**).
- 3.2 The Development Scheme area is proposed to be rezoned as follows:

		Site C1	Site C2	Site A	Site B
On current OZP	Zoning	“R(A)2”, Road, “O”	“G/IC”, Road	“R(A)2”, Road	“O”
	PR restriction	“R(A)2” zone only: - PR of 9 for a building that is partly domestic and partly non-domestic, of which the domestic part should not exceed 7.5; - PR of 9 for non-domestic building			
	BH restriction	“R(A)2” zone: - 80mPD or 100mPD for sites with an area of 400m ² or more “G/IC” zone: - 1 storey / 3 storeys			
		Site C1	Site C2	Site A	Site B
On draft DSP	Zoning	Sub-area (1) of “R(A)”	Sub-area (2) of “R(A)”		“G/IC”
	GFA restriction	- non-domestic GFA of 2,000m ²	- domestic GFA of 202,416m ² - non-domestic GFA of 23,302m ²		No restriction
	BH restriction	40mPD	160mPD		100mPD

3.3 In support of the draft DSP, URA submitted the following documents:

- (a) URA's letters dated 27.5.2022 (Annex A)
- (b) Planning Report (including Stage 1 SoIA Report) (Annex B)
- (c) URA's letter dated 13.7.2022 (Annex C)
- (d) Stage 2 SoIA Report (Annex D)
- (e) URA's submission dated 23.8.2022 providing responses to public comments (Annex E-1)
- (f) URA's submission dated 9.9.2022 providing responses to departmental comments (Annex E-2)
- (g) URA's submission dated 14.9.2022 providing responses to public comments and clarifications (Annex E-3)
- (h) URA's submission dated 29.9.2022 providing responses to departmental comments (Annex E-4)

3.4 According to URA's proposal, a portion of Kai Tak Road / Nga Tsin Wai Road in Site C1 is proposed to be closed and diverted to facilitate the creation of a gateway square. The existing portions of Nga Tsin Long Road and Nam Kok Road within Sites A & C2 will be pedestrianized for formation of two landscaped pedestrian avenues (**Drawing 7**). A total of three new road sections are proposed, including two new private streets within Sites A & C2 as right of ways for existing developments (Billionnaire Avant and the Lok Sin Tong (LST) site²), and a new diverted road in Site C1 for traffic diversion from Kai Tak Road and Nga Tsin Wai Road (**Drawing 4**).

3.5 According to URA's notional scheme ³ (**Drawings 3a to 3d**), proposed development in Sites A & C2 includes seven residential towers over podia comprising retail / commercial / GIC facilities / clubhouse and basements for retail / PVP / ancillary car parking facilities. Site C1 is bisected by the proposed diverted Kai Tak Road, with a low-rise commercial retail block at its northern portion, and an at-grade gateway square at its southern portion. Site B will be developed into a new GIC complex with at-grade landscaped diversified spaces. The development parameters of the notional scheme are set out in the table below:

² LST site is currently occupied by i) the 3-storey former LST Primary School which ceased operation in August 2019 and was converted into a transitional housing project for not less than three years from August 2020, and ii) the 5-storey Lok Sin Tong Benevolent Society (LSTBS) headquarter and clinic, zoned "G/IC" and with a BHR of 60mPD. The site is planned for redevelopment into a welfare complex for provision of various welfare facilities.

³ The notional scheme was revised under URA's submission dated 14.9.2022 (Annex E-3).

Notional Scheme	Site C1	Site C2	Site A	Site B
Proposed Zoning on the draft DSP	Sub-area (1) of “R(A)”	Sub-area (2) of “R(A)”		“G/IC”
Gross Site Area (about)	5,118m ²	10,849m ²	14,494m ²	6,600m ²
Net Site Area for Plot Ratio Calculation (about) (i)(ii)	3,367m ²	8,582m ²	13,353m ²	-
	Site C Total: 11,949m ²			
Domestic GFA ^(viii) (equivalent PR)	-	95,592m ² (11.1)	106,824m ² (8)	-
	Site C Total: 95,592m ² (8)			
Non-domestic GFA ^(viii) (equivalent PR)	2,000m ² (0.59)	9,949m ² (1.16)	13,353m ² (1)	-
	Site C Total: 11,949m ² (1)			
No. of Towers	1 low-rise commercial / retail block	7 residential towers (over non-domestic podia) and basements		1 GIC complex with basements
Building Height	21.1mPD	• T1, T2, T5 and T7: 160mPD • T3, T6, T8: 143mPD		100mPD with a stepped height profile ⁽ⁱⁱⁱ⁾
No. of Flats ^(iv)	-	About 4,353		-
Estimated Population	-	About 10,012 ^(v)		-
GIC Facilities (about) ^(vi) (for re-provisioning and new GIC facilities)	-	3,000m ² GFA ^(ix)		44,000m ² GFA ^(ix) (equivalent to PR of 6.67)
At-grade Landscaped Diversified Space for Public Use (about) ^(vii)	2,130m ²	7,000m ²		1,320m ²
Private Open Space	-	Minimum 1m ² per person		-
Internal Transport Facilities				
- Ancillary Parking & L/UL Bays	3	559	629	122
- Public Vehicle Park	-	-	360	-

Notes:

- (i) Subject to survey and detailed design.
- (ii) Figures provided by URA. According to URA, net site area excludes three new road sections and the surrounding pavements within the DSP area.
- (iii) No building structure to be protruded to the high zone (i.e. 60m above ground level) for a min. 40m distance from the eastern boundary of Site B (Drawing 3d).
- (iv) Average flat size of 46m².
- (v) Persons per flat ratio (PPF) of 2.3 assumed.
- (vi) GIC facilities proposed to be exempted from GFA calculation. The type of GIC facilities will be subject to further liaison with relevant Government department at detailed design stage.
- (vii) At-grade landscaped diversified spaces are open air public spaces in various forms, including gateway square, market square, landscaped pedestrian avenues and landscaped amenity areas.
- (viii) Develop to the max. domestic and non-domestic GFAs of the draft DSP as stated in para. 3.2.
- (ix) Including about 32,000m² additional GIC GFA compare to existing provision.

Development Intensity

- 3.6 The total PR of the “R(A)” zone under the DSP are kept at 9.0 as restricted under the OZP. However, there would be an adjustment of domestic and non-domestic PR split to 8.0⁴ and 1.0 respectively for comprehensive residential developments.
- 3.7 The “R(A)” zone will be developed through a link-site approach. The bulk of the development is proposed at Sites A & C2, while a gateway square and low-rise retail block are proposed at Site C1. Site C1 would be developed to a maximum non-domestic PR of 0.59, while Sites A and C2 would be developed to domestic PRs of 8 and 11.1 respectively, and non-domestic PRs of 1 and 1.16 respectively.

Relaxation of BH Restriction (BHR) and Stepped Building Height Profile

- 3.8 URA proposed a maximum BHR of 40mPD and 160mPD for sub-area (1) and sub-area (2) of the “R(A)” zone respectively, to facilitate a high-rise development in sub-area (2) while keeping sub-area (1) for a low-rise development cum gateway square. A two-tier building height design is proposed in Sites A & C2, with taller tower blocks (T1, T2, T5 and T7) proposed at the north at a maximum BH of 160mPD cascading down to the lower tower blocks (T3, T6, T8) at 143mPD (**Drawing 3a to 3c**).
- 3.9 The “G/IC” site is subject to a BHR of 100mPD to allow design flexibility and align with the “single site, multiple uses” initiative to accommodate additional GIC facilities, particularly those with higher headroom requirements. Under URA’s notional scheme, a stepped height profile is proposed at the “G/IC” site with no building structure to be protruded to the high zone (i.e. above 60m) for a minimum of 40m distance from the eastern boundary of the site (**Drawing 3d**).

Re-provisioning of GIC Facilities and Provision of Additional GIC facilities

- 3.10 There will be a provision of about 47,000m² GIC GFA under the DSP, including 44,000m² in the new GIC complex in Site B and 3,000m² GFA in Sites A & C2. The new GIC complex will be developed first before demolition of existing GIC facilities with a view to minimize interruption to existing services. The new GIC complex not only allows re-provisioning and upgrading of the existing GIC buildings along Hau Wong Road, but also provide additional GIC facilities⁵ (**Drawing 3d**).
- 3.11 Under the Notes of the DSP for the “R(A)” zone, provision of GIC facilities as required by the government is proposed to be exempted from GFA calculation. ‘Government Refuse Collection Point (RCP)’, being a Column 2 use under the standard “R(A)” zone in the Master Schedule of Notes endorsed by the Board, is proposed by URA to be a Column 1 use to meet Food and Environmental Hygiene Department (FEHD)’s request for a new RCP in the area.

⁴ Maximum domestic PR of 7.5 is generally adopted in “R(A)” zones across all OZPs in the Kowloon Peninsula.

⁵ As per initial liaison between URA and relevant Government departments, the additional GIC facilities may include a community hall and social welfare facilities.

At-grade Landscaped Diversified Space and Greenery

- 3.12 A total of not less than 10,400m² at-grade landscaped diversified space in various forms such as gateway square, market square and landscaped pedestrian avenues are proposed for public enjoyment (**Drawing 7**). The provision of at-grade landscaped diversified spaces of not less than 9,100m² in the “R(A)” zone, as well as not less than 1,300m² in the “G/IC” zone have been stipulated in the Notes of the DSP.

Gateway Square at Site C1

- 3.13 An at-grade gateway square of about 2,100m² will be provided at Site C1 and form a scalable gateway between the Nga Tsin Wai Road area and the KTDA with the adjoining planned sunken plaza in URA’s Kai Tai Road / Sai Po Road Development Scheme (KC-015) and the existing Tak Ku Ling Road Rest Garden (**Drawings 6b and 7**). To enliven the gateway square, the Notes of the “R(A)” zone stipulated that a maximum non-domestic GFA of 2,000m² is permitted in sub-area (1) of the “R(A)” zone for a low-rise commercial / retail development.

Landscaped Pedestrian Avenues and Market Square at Sites A & C2

- 3.14 Two landscaped pedestrian avenues each with a minimum width of 18m will be provided in Sites A & C2 through pedestrianization of sections of Nam Kok Road and Nga Tsin Long Road (**Drawings 6a and 6b**) and a market square is proposed at the northern portion of Nam Kok Road facing the future GIC complex at Site B (**Drawings 3a and 7**). The pedestrian avenues will be opened for public use 24 hours a day, subject to local views and liaison with Government departments.

At-grade Landscaped Diversified Spaces and Greening Opportunities at Site B

- 3.15 At-grade landscaped diversified spaces of not less than 1,300m² will be provided at Site B. Additional green spaces in various forms will be introduced at different levels of the GIC complex to create multi-level greenery⁶ (**Drawings 3d and 6a**).

Tree Planting Proposal

- 3.16 Space for tree planting has been reserved in the Development Scheme area e.g. along the pedestrian avenues and market square. A mature tree (T107) located at LKMD is proposed to be transplanted to the market square. Detailed landscape design, layout arrangement and proposed treatment of the affected trees will be further liaised between URA and Leisure and Cultural Services Department (LCSD) upon DSP approval.

⁶ The concept is referred to as “Park 2.0”, in which green spaces would be elevated and integrated into the GIC complex bringing enhancement to the area in terms of visual, air flow and accessibility.

Preservation of Local Characteristics and Street Vibrancy

- 3.17 Three pre-war buildings⁷ at 36-38, 44-46 Nga Tsin Long Road and 68 Nga Tsin Wai Road (**Drawing 8**) are proposed to be preserved. Some character-defining elements such as foundation stone and stela of LKMD are also considered to be preserved. The extent of preservation, i.e. preserving full / portions of the buildings or its character defining elements, will be subject to further investigation and appraisal of the interior of the buildings.
- 3.18 To retain the existing urban grid street pattern, portions of Nam Kok Road and Nga Tsin Long Road will be pedestrianized. The DSP also adopts a “small street small shop” design approach at the podia of the proposed development to preserve local dining characters and street vibrancy. The commercial podia will be kept at 2-3 storeys tall and shop-lined frontage will be maximized (**Drawings 6a and 6b**).

Re-planning and Restructuring of Traffic and Pedestrian Network

- 3.19 The DSP involves closure of three existing carriageways. Sections of Nga Tsin Long Road and Nam Kok Road within Sites A & C2 will be pedestrianized to enhance the north-south connectivity (**Drawing 7**). Traffic from Kai Tak Road and Nga Tsin Wai Road is proposed to be diverted to a new road within Site C1.
- 3.20 Grade-separated connections (under separate study) are also proposed. A link bridge is proposed between the GIC complex at Site B and the development podium at Sites A & C2 (**Drawing 3a**). URA will also explore the opportunity to provide a pedestrian subway across Nga Tsin Wai Road to connect to the MTR Sung Wong Toi station exits at Nam Kok Road (**Drawing 3a**).

Provision of an Underground Public Vehicle Park (PVP)

- 3.21 An underground PVP with 360 private car parking spaces is proposed within Site A. Ownership, management and maintenance of the underground PVP will be determined at development stage. Accordingly, ‘Public Vehicle Park (excluding container vehicle)’ is proposed to be included as a Column 1 use of the “R(A)” zone and be exempted from GFA calculation under the DSP, if required by the government.

Building Setback and Separation

- 3.22 Building setbacks are proposed, including setback of about 20m between Carpenter Road and podium of Tower 5 in Site A, setback of about 10m along part of Nga Tsin Wai Road and building setback of about 40m from the DSP boundary along Prince Edward Road East in Site A (**Drawing 3a**). Building setback of about 15m (width) x 15m (height) along western boundary of the DSP in Site B is also proposed (**Drawing 3d**).
- 3.23 A building separation of about 26m between Tower 1 and 2 facing the southwestern

⁷ There are no graded historic buildings within the DSP area.

facade of Billionnaire Avant is proposed to maintain a wide visual opening and sunlight penetration and wind circulation (**Drawing 3a**) of its residential units.

Separate Revitalization Works outside the DSP boundary

- 3.24 In addition to the DSP, URA proposed a number of revitalization works in the adjoining area under KCAA3 (**Drawing 2**). They are to redesign and upgrade existing facilities in the CRP, to improve connectivity to Mei Tung Estate via the CRP, and to enhance accessibility and visibility towards the historical Kowloon Walled City Park. Besides, the existing Tak Ku Ling Road Rest Garden and surrounding streetscape will be revitalized to integrate with the design of the gateway square (**Drawing 6b**).

4. Justifications provided by URA

General

- 4.1 The DSP intends to achieve a holistic re-planning of land uses in the Nga Tsin Wai Road / Carpenter Road area through non in-situ redevelopment of various existing GIC facilities, restructuring existing GIC sites with adjoining urban fabric for comprehensive residential development, and development of low density retail blocks with provision of a gateway square. Additional GIC facilities and at-grade landscaped diversified space will be provided within the Development Scheme area to meet community needs.
- 4.2 Old and dilapidated buildings in the Development Scheme area, with a building age ranging from 26 to 73 years and the majority of them over 50 years old, will be redeveloped for residential uses with commercial and GIC facilities, as well as open space, contributing to increasing housing supply in the urban area. The DSP also provides an opportunity for upgrading GIC services through redevelopment of the GIC buildings along Hau Wong Road, which are over 30 years old (**Plan 4**).

Meeting DURF's Recommendations and Achieving the Objectives of the Urban Renewal Strategy (URS)

- 4.3 The DSP, together with other separated urban renewal initiatives outside the DSP, is formulated holistically (**Drawing 2**) to implement DURF's recommendations (Para. 2.2 above), as well as the planning objectives in the URS⁸ including:
- restructuring and re-planning of concerned urban areas;
 - designing more effective and environmentally-friendly local transport and road networks within the concerned urban areas;
 - rationalising land uses within the concerned urban areas;
 - redeveloping dilapidated buildings into new buildings of modern standard and environmentally-friendly design;

⁸ The URS is a government strategy issued in 2011 to be implemented by the URA and the other stakeholders. It promulgates the objectives of urban renewal as described in Para. 4.3 of the paper.

- preserving buildings, sites and structures of historical, cultural or architectural value;
- reserving as far as practicable local characteristics;
- providing more open space and community/welfare facilities; and
- enhancing the townscape with attractive landscape and urban design.

Development Intensity and Relaxation of BHR

- 4.4 Site potential could be optimized for better urban design and massing with the domestic PR of 8 and non-domestic PR of 1, which would also minimize the commercial podia and realize the “small street small shop” design concept. On the other hand, some of the GFA from Site C1 will be transferred to Site C2, further optimizing the redevelopment potential of Site C2 for more flat supply, while Site C1 is re-planned for low density retail development with a scalable gateway providing visual openness and serving as an entrance between the Lung Tong sub-district and KTDA.
- 4.5 The proposed BH of 160mPD at Sites A & C2 generally respects the surrounding building height profile, with the permissible / existing building heights ranging from 100mPD to 170mPD (including 100mPD for planned Kowloon City Plaza redevelopment at the “R(A)4” site, 140mPD for planned Mei Tung Estate redevelopment, as well as 170mPD and 145mPD for the existing ‘Billionnaire Royale’ and ‘Le Billionnaire’ respectively) (**Plan 5**). The proposed relaxation of BHR provides design flexibility, enabling a staggered height profile, a slimmer building form, wider building separations, building setbacks, as well as provision of landscaped diversified spaces at the core urban area.

Provision of GIC Facilities

- 4.6 Non in-situ redevelopment of existing GIC facilities along Hau Wong Road is proposed for re-provisioning of GIC uses at KCMSB, KCLCHC and LKMD. This would minimize disruption to existing GIC services, and enable upgrading of facilities. Additional GIC GFA is proposed in the GIC complex as well as the residential developments. The DSP would provide a total GIC GFA of about 47,000m², which is about three times the GFA of the existing provision.

Restructuring of Open Space and Greenery

- 4.7 A comprehensive re-planning and restructuring of open spaces and greenery spaces in the Nga Tsin Wai Road area is introduced, with an aim to extending the open space in the CRP to the core developed area (**Drawing 7**). The proposed landscaped pedestrian avenues and market square could preserve street vibrancy by allowing various diversified activities to take place, including place-making initiatives and local festival events curated by relevant stakeholders such as the Chiu / Thai communities.
- 4.8 At-grade landscaped diversified spaces and the Park 2.0 concept adopted for the GIC complex would create a multi-level greenery for visual comfort and wind

permeability. A 10m-tall sky garden is proposed at the second floor of the GIC complex to enhance building permeability, sunlight penetration and air flow. Furthermore, a 15m (width) x 15m (height) opening from ground floor is proposed to create a recess area between the GIC complex and the adjoining Kowloon City Plaza at pedestrian level as an alternative access to CRP and to promote air flow at pedestrian level (**Drawings 3d and 6a**).

Strengthening the Gateway Position of Nga Tsin Wai Road Area

- 4.9 The strategic gateway position of Nga Tsin Wai Road area towards KTDA is strengthened by the creation of a sizable gateway square in Site C1, which will be integrated with the adjoining existing / planned open spaces (**Drawing 2**). It could also be a solution space to alleviate the existing crowded pedestrian environment brought on by daily commuters at the bus stops along Prince Edward Road East.

Improvement in Pedestrian Network and Traffic Condition

- 4.10 The DSP provides an opportunity for restructuring the traffic and pedestrian network in the Lung Tong sub-district. Through pavement widening and pedestrianization, the pedestrian connection between the MTR Sung Wong Toi Station exits at Nam Kok Road and the CRP could be enhanced. Grade-separated connections are also proposed to improve the walkability and connectivity in the wider neighborhood. The proposed PVP could help alleviate the district's parking need, and provide opportunity for re-provision of some on-street parking spaces as well as possible pavement widening of nearby streets.

Preserving Local Characteristics and Street Vibrancy

- 4.11 Three pre-war buildings at Nga Tsin Long Road / Nga Tsin Wai Road will be preserved in order to maintain the street ambience as identified in the Preliminary District History Study (Appendix 2 of **Annex B**). The unique grid street pattern of Kowloon City would also be preserved by pedestrianization of portions of Nam Kok Road and Nga Tsin Long Road and keeping them as landscaped diversified spaces (**Drawing 8**).
- 4.12 With the “small street small shop” design approach, a human-scale and vibrant streetscape could be maintained. Special consideration will also be given on retail layout design to provide some small size shops offering an inviting environment for small local shops / community businesses.

Interface with Adjoining Existing Developments

- 4.13 Right of ways in the form of private streets will be provided for the adjoining developments (i.e. Billionnaire Avant and the LST site). A building separation of about 26m in front of Billionnaire Avant is proposed. Besides, appropriate building separation will be maintained between the proposed residential towers and both Billionnaire Avant and the LST site according to Buildings Ordinance and its allied regulations (**Drawing 4**). The surrounding pedestrian environment and

accessibility of both sites will not be affected with the implementation of the draft DSP.

No Insurmountable Technical Impacts

- 4.14 The technical assessments submitted including Visual Impact Assessment (VIA) (Appendix 4 of **Annex B and Drawings 9a to 9f**), Air Ventilation Assessment – Expert Evaluation (AVA-EE) (Appendix 8 of **Annex B**), Environmental Assessment (EA) (Appendix 7 of **Annex B**), Drainage and Sewerage Impact Assessment (DSIA) (Appendix 9 of **Annex B**), Water Supply Impact Assessment (WSIA) (Appendix 10 of **Annex B**), Traffic Impact Assessment (TIA) (Appendix 6 of **Annex B**), and the additional technical reviews (**Annexes E-3 and E-4**) demonstrated that there would not be any adverse impact to the surrounding area pertaining to visual, air ventilation, environmental, drainage, sewerage, water supply, traffic and sunlight penetration aspects.

5. Social Impact Assessment

- 5.1 According to section 25(3) of the URAO, an assessment of the likely effect of the implementation of the DSP should be prepared by the URA. In accordance with the guidelines stipulated in the URS, an SoIA survey for the DSP was conducted by URA from 27.5.2022 to 29.5.2022 to survey the opinions of people for planning purposes together with the freezing survey. Follow-up survey visits by appointments were conducted up to 17.6.2022. The SoIA (Stage 1) Report is at Appendix 5 of **Annex B** and the SoIA (Stage 2) Report is at **Annex D**.

Domestic Household Impact

- 5.2 A total of 2,459 residents (1,045 households) were recorded in the freezing survey. The age distribution of the population within the Development Scheme area is similar to the territorial-wide level, except with a lower percentage of elderlies (aged 65 and above). A brief summary of the findings on population and household characteristics, social-economic characteristics, household types and groups with special needs are at **Annex L**.
- 5.3 The findings of the survey are as follows:
- (a) impact on employment – over half of the owner-occupier households and tenant households (61% and 52% respectively) considered that the DSP would have positive impact or no impact; whilst 13 % of owner-occupier households and 18% of tenant households considered that there would be negative impact;
 - (b) impact on economic conditions – 41% of the owner-occupier households and 35% of the tenant households considered that there would be positive impact or no impact; whilst 31% of the owner-occupier households and 36% of the tenant households considered that there would be negative impact; and

- (c) impact on social network – 33% of the owner-occupier households and 38% of the tenant households considered that their current social network would not be affected; whilst 46% of the owner-occupier households and 38% of the tenant households considered that social network would be affected.

Business Impact

- 5.4 Among 194 business operators identified in the freezing survey, about 32% either strongly supported or supported the proposed redevelopment, while about 18% of them did not support. On the future intention of the operators if the DSP is implemented, about 38% would like to continue their businesses nearby, while about 22% had not yet decided.
- 5.5 Given the presence of a strong local culture of Chiu-Chow and Thai in the Kowloon City, a number of businesses within the DSP were identified to be related to Chiu Chow / Thai restaurants and retail businesses. If requested, URA will help identify suitable premises in the district of the redevelopment project to enable the affected shop operators to relocate and continue operation in the same district as far as practicable. For shops with special characteristics within the DSP, such as the Chiu Chow / Thai related businesses, URA would consider appropriate arrangement similar to that of Kai Tak Road / Sa Po Road (KC-015)⁹ for the business operators to return to the area for operation in order to preserve the local characters.

Social Impact

- 5.6 The GIC services and facilities provided in the KCMSB, KCLCHC and LKMD at Sites A & C2 may be affected. Given that the Kowloon City Market is a popular wet market, URA has proposed to develop the new GIC complex first to relocate existing GIC facilities before demolition of existing GIC buildings. This could minimize interruption of services / businesses and maintain a continuous services for the public as far as practicable. URA has also been in close liaison with FEHD to identify concerns from the stall tenants and to develop mitigation measures for them.

Mitigation Measures / URA's assessments

- 5.7 Immediately after the commencement of the DSP, URA arranged three sessions of live broadcast public briefings to inform all the stakeholders the details of the DSP and to obtain public views. URA arranged Thai interpretation in one of the public briefing sessions having regard to the presence of Thai community. To address the concerns from Billionnaire Avant, which is excluded from the DSP boundary, URA arranged separate meeting to answer questions from owners / residents on planning intention, building disposition, environmental considerations and mitigation measures during construction stage.

⁹ The URA Board gives special approval for the project at Kai Tak Road / Sa Po Road (KC-015) to assist eligible operators of Thai restaurants and those long-established restaurants within the project to return to rent the shops in the future development with concessionary rates for 5 years to continue their operations.

- 5.8 The Social Service Team (SST)¹⁰ has successfully contacted 541 households (including 29 Thai households) and 40 business operators (including 2 Thai operators) having enquiries related to compensation, rehousing and tenancy identified. URA considers that the prevailing compensation and rehousing policies and arrangements, coupled with the services offered by the STT, will be sufficient to reasonably mitigate the impact on majority of the residents/business operators arising from the proposed redevelopment.
- 5.9 The SoIA (Stage 1) and SoIA (Stage 2) reports were circulated and no adverse comments were received from concerned Government departments.

6. Implementation

- 6.1 Implementation of the DSP will be carried out in phases. **Drawing 5** shows the indicative development phasing plan. The GIC complex (i.e. Site B) will be implemented early, thus ensuring minimal disturbance and smooth relocation of the re-provisioned GIC facilities. Site C2 will be redeveloped upon relocation of GIC facilities and issuance of land grant. Site C1 is also proposed for early implementation to provide a scalable open space for public enjoyment and enhanced connectivity to KTDA.
- 6.2 As shown in the tentative implementation programme proposed by URA (Appendix 11 of **Annex B**), construction of the project will commence in around 2024/25 for completion in around 2036/37. The GIC complex in Site B is target to be completed by 2030, and the remaining sites by 2034 to 2037/2038.
- 6.3 URA does not own or lease any land within the boundaries of the draft DSP and will acquire the property within the DSP by purchase. Documents detailing URA's principles for acquisition and resumption of affected properties as well as URA's rehousing and ex-gratia payment packages for domestic and non-domestic tenants are in Appendices 12 and 13 of **Annex B**.

7. The Development Scheme and its Surrounding Areas (Plans 2a to 2c, 4 and 5, Aerial Photo on Plan 2c, Site Photos on Plans 3a to 3e)

- 7.1 The Development Scheme area:
- (a) falls within the Nga Tsin Wai Road area, in the Lung Tong sub-district, and comprises residential/ commercial/ composite buildings built between 1949 and 1996 (building ages ranging from 26 to 73 years), with an average

¹⁰ The SST is funded under the Urban Renewal Fund to provide assistance to residents and operators affected by redevelopment projects implemented by the URA.

building age of 58 years¹¹ (**Plan 4**). Non-domestic uses for retail and restaurant uses are commonly found on the ground floor of the buildings with majority being wet market-related retail businesses and some Chiu Chow / Thai related food / retail businesses.

- (b) majority of the buildings are without lift and poor in serviceability¹². Based on URA's building condition survey for residential/ commercial/ composite buildings, 44 of 91 buildings (about 48%) are in "marginal", "varied" or "poor" conditions. 55 of 91 buildings (about 60%) are "3-nil" buildings without management body for building management (**Drawing 1**). Sub-divided units are identified in existing buildings as revealed in the SoIAs.

Sites A & C2 (in the centre)

- (c) Site A is mainly tenement buildings that are 3 to 8 storeys in height built between 1949 and 1996, with the exception of four pre-war buildings.
- (d) Site C2 is currently occupied by three existing GIC facilities of 1 to 3 storeys tall including the KCMSB, KCLCHC and the LKMD, which were completed in 1988, 1966 and 1952 respectively. They provide GIC uses including Kowloon City Market (including wet market and cooked food stalls), Kowloon City Public Library and Kowloon City Sports Centre, Kowloon City Elderly Health Center, Kowloon City Lions Clubs Student Health Service Centre, and clinical services for the community.

Site B (in the north)

- (e) is currently part of the existing CRP. Part of the cycling track, some pocket seating spaces, trees and China Light Power (CLP)'s Substation 'B' are located within the site.

Site C1 (in the east)

- (f) is located at the corner of Kai Tak Road and Nga Tsin Wai Road and broadly bounded by existing buildings to the north and east, including road sections of Kai Tak Road and Nga Tsin Wai Road.
- (g) is mainly characterized by residential buildings that are 6 to 11 storeys in height built between 1964 and 1983. A mix of shops and services are found on the ground floor of the buildings (e.g. restaurants and vehicle repair shops).

¹¹ The completion year of four pre-war buildings at 36-38 Nga Tsin Long Road, 44-46 Nga Tsin Long Road, 59 Nga Tsin Long Road and 68 Nga Tsin Wai Road cannot be ascertained as Buildings Department does not hold any GBP records.

¹² Except the buildings at No. 70-72 Lung Kong Road, No. 57-59 Lung Kong Road and No. 31-44 Kai Tak Road, the rest of the private buildings within the DSP are without lifts.

7.2 The surrounding areas have the following characteristics:

- (a) the Nga Tsin Wai Road area is primarily zoned “R(A)2” (subject to BHR of 80mPD / 100mPD) dominated with low and medium-rise residential developments with ground floor for shop and restaurant uses, and sporadically with recently redeveloped high-rise residential developments.
- (b) to the immediate east of Sites A & C2 is the LST site which is subject to a maximum BHR of 60mPD to be redeveloped into a welfare complex for provision of various welfare facilities.
- (c) to the further southeast of the DSP at the junction of Nga Tsin Wai Road and Prince Edward Road East is a POS, i.e. Tak Ku Ling Road Rest Garden, managed by the LCSD. To the further southeast across Prince Edward Road East is the KTDA.
- (d) to the north and northeast of Sites A & C2 across Carpenter Road are CRP and Kowloon Walled City Park (KWCP). The former Yamen Building of Kowloon Walled City and the Remnants of the South Gate of Kowloon Walled City situated in the KWCP are Declared Monuments, while the Kowloon Walled City Site is a Site of Archaeological Interest.
- (e) to the further northeast of the DSP at the junction of Carpenter Road and Sa Po Road are two high-rise residential buildings, Billionnaire Royale (existing BH of 170mPD) and Le Billionnaire (existing BH of 145mPD).
- (f) to the further north of the DSP is Mei Tung Estate, a public housing estate subject to a BHR of 140mPD under redevelopment with target completion by 2027.

8. Planning Intention

- 8.1 The area covered by the DSP is currently zoned “R(A)2”, “O”, “G/IC” and areas shown as ‘Road on the approved Ma Tau Kok OZP No. S/10/28 as shown under para. 3.2 above.
- 8.2 The Development Scheme area is to be rezoned to “R(A)” and “G/IC”. Areas to be zoned “R(A)” is further sub-divided as sub-area (1) and sub-area (2). Planning intention of the original “R(A)2” zone will be retained, which is for high-density residential developments with commercial uses always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of a building. Provision of a PVP, GIC facilities and at-grade landscaped diversified spaces will be added to the planning intention of the “R(A)” zone.
- 8.3 In addition, specific planning intention of sub-area (1) and sub-area (2) for low-rise commercial development and high-density residential development respectively are stated under the Notes of the “R(A)” zone.

- 8.4 The proposed “G/IC” zone will adopt the same planning intention as the original “G/IC” zone under the OZP, which is for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory and also to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9. Comments from Relevant Bureaux/ Government Departments

- 9.1 The following bureaux / departments have been consulted and their comments on the draft DSP and URA’s responses are in **Annexes E-2 and E-4**. Their major comments are summarised below:

Policy Aspect

9.1.1 Comments from the Secretary for Development (SDEV):

- (a) The District Study for Yau Ma Tei and Mong Kok conducted by the URA has proposed new planning tools (i.e. transfer of GFA, site amalgamation under street consolidation area and interchangeability of domestic and non-domestic plot ratio) to step up urban renewal momentum. It has been explicitly stated in the paper submitted to the Panel on Development of the Legislative Council on 28 September 2021 that the Administration supports the introduction of the above new planning tools in Yau Mong districts, and to other districts as well where appropriate, to enhance commercial viability and induce private sector participation in redevelopment. Against this background, the Development Bureau considers the URA’s application of transfer of plot ratio and interchangeability of domestic and non-domestic plot ratio in its KC-017 project in Kowloon City consistent with the Administration’s policy stance. It will also allow the Administration to gather valuable experience before applying the new tools on a wider scale.
- (b) Specific to KC-017, the application of the new tools allows scope for holistic re-planning and restructuring of land uses to enable non in-situ redevelopment of the existing government, institution or community facilities along Hau Wong Road and creation of at-grade landscaped diversified space in the form of gateway square, market square and landscaped pedestrian avenues for public enjoyment. In particular, the strategic gateway between the Lung Tong area and KTDA would be enhanced by creating a gateway square to connect with the adjoining public open space and sunken plaza.
- (c) DEVB notes that the adoption of the new planning tools in KC-017 would result in a GFA with equivalent PR exceeding the prevailing

OZP PR control (i.e. max 7.5 domestic) for “R(A)” zones in Kowloon areas, having regard to planning gains as stated above, DEVB gives policy support to this approach.

Heritage Conservation

9.1.2 Comments from Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office:

For Remnants of South Gate of Kowloon Walled City and the Kowloon Walled City Site (Site of Archaeological Interest), it is noted that URA proposes to carry out separate revitalization works at the adjoining CRP and to re-design the layout of the CRP area in front of the heritage park, Kowloon Walled City Park. Relevant proposal to AMO should be provided for comments when available.

Land Administration

9.1.3 Comments from District Lands Officer / Kowloon East, Lands Department (DLO/KE, LandsD):

URA is committed to construct a new G/IC complex for re-provision of the services now providing within KCMSB, LKMD and KCLCHC. URA and relevant Government authorities shall identify one single department to take up the land allocation of the G/IC complex.

9.1.4 Comments from the Chief Estate Surveyor/Urban Renewal, Lands Department (CES/UR, LandsD):

- (a) Should the application be approved by the Board, URA is required to submit land grant application to LandsD for implementation of the development proposal. There is no guarantee that the maximum GFA and other development parameters will be incorporated into the future land grant conditions. Appropriate lease conditions will be considered at a later stage after the planning approval is granted and after the approval of the land resumption application. If the land grant is approved by LandsD acting in its capacity as the landlord at its absolute discretion, it will be subject to such items and conditions, including but not limited to payment of premium, as may be imposed.
- (b) It may not be acceptable to pass onto the management and maintenance responsibilities of the market square, landscaped pedestrian avenues, link-bridge and gateway square to future non-domestic owners of the lots, if it is disproportionate to the entitlement of the future non-domestic owners of the lots.

Traffic Aspect

9.1.5 Comments from the Commissioner for Transport (C for T):

Noting that URA would keep following up the traffic improvement measures identified in the TIA at the detailed design / construction stages for the DSP, and/or under other URA's project(s) in vicinity, we have no in-principle objection to the DSP from traffic engineering viewpoint.

9.1.6 Comments from the Chief Highway Engineer/ Kowloon, Highways Department (CHE/K, HyD):

The proposed building setback / proposed surrenders to pedestrian footpath shall only be considered if C for T considers it necessary from traffic viewpoint. HyD would take up the maintenance responsibility of the surrender areas in the form of footpath (or any type of roads as required by TD) subject to TD's advice and other conditions.

Social Welfare Aspect

9.1.7 Comments from the Director of Social Welfare (DSW):

In view that a GFA of about 3,000m² in Sites A & C2 and about 10,000m² at the proposed GIC complex will be available for incorporating new non-domestic GIC facilities, Social Welfare Department (SWD) will take into account the planning standards and guidelines for welfare facilities set out in the Hong Kong Planning Standards and Guidelines (HKPSG), the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site, as well as the advice received on site constraints, development potential and limitations (including environmental issues such as noise and air quality) in drawing up appropriate proposed welfare facilities to meet the service demand arising from the new development and to address the community demand at large.

Environmental Aspect

9.1.8 Comments from the Director of Environmental Protection (DEP):

We have no objection to the DSP. Based on URA's submissions, insurmountable environmental and sewerage impact arising from the DSP is not anticipated. To ensure proper evaluation of the noise, sewerage and land contamination issues arising from the development and to ensure implementation of necessary mitigation/ remediation measures, control should be in place under suitable mechanism, e.g. special conditions under lease, to require the future developer to conduct Noise Impact Assessment,

Sewerage Impact Assessment and Land Contamination Assessment and implement mitigation/ remediation measures recommended therein.

Urban Design, Landscape & Air Ventilation Aspects

9.1.9 Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

- (a) The Site is located in the middle of a cluster of residential developments currently characterized by low-rise residential tenement blocks with some high-rise “in-fill” blocks, which are generally zoned “R(A)2” intended for residential development with a two-tier building height restriction of 80mPD and 100mPD (for site with an area of 400m² or above). The proposed development comprises (a) 7 residential towers on top of commercial/retail/GIC podia at Sites A and C2; (b) non in-situ redevelopment of GIC facilities at Site B, and (c) a low-rise retail block at Site C1. Given the context and as illustrated in the photomontages of the VIA, a new height band with a maximum BH of 160mPD will be introduced in the area upon redevelopment.
- (b) According to the notional scheme, Nam Kok Road and Nga Tsin Long Road within Sites A & C2 are proposed to be pedestrianized and landscaped each with a minimum width of 18m. A market square is proposed at the northern portion of the pedestrian avenue at Nam Kok Road. Building/podium setbacks and separations are introduced. The existing street grid pattern and air and visual permeability currently offered by the streets could generally be maintained. Landscape treatments including landscaped podia, communal sky garden, landscaped terraces and green roofs at Sites A & C2 and Site B, as well as a landscaped gateway square at Site C1 are introduced. A link bridge is also proposed between Site B and the podium of Tower 1 at Sites A & C2. These measures may promote pedestrian connectivity and visual interest, thereby improving the local pedestrian environment.

Air Ventilation

- (c) According to the Term Consultancy for Provision of Advisory Services on AVA Submissions for Ma Tau Kok Area (the district-wide AVA-EE), the site does not fall within any identified air paths. As gathered from the submitted AVA-EE, wind enhancement features such as building/podium setbacks and separations, tower alignments in north-south and east-west directions, reduced podium coverage, provision of at-grade landscaped diversified spaces, stepped building height, sky gardens

and terraced podium design are adopted in the proposed scheme to facilitate wind penetration and circulation.

- (d) There is no comment on the conclusion of the AVA-EE that the proposed scheme would not lead to insurmountable impact in terms of air ventilation and the identified localized ventilation impact imposed by the proposed scheme at some locations would be alleviated by the wind enhancement features adopted in the proposed scheme.

Landscape

- (e) Based on the aerial photo taken in 2020, Sites A, C1 and C2 are situated in areas of city grid mixed landscape characters comprising mainly residential building and G/IC buildings. The proposed residential development is considered not incompatible to the landscape character of the surrounding area. Although Site B is situated in an area of park urban landscape character, it is adjacent to the existing Kowloon City Plaza to the west and residential developments to the south, the proposed G/IC development is considered not incompatible to the landscape character of the surrounding area.
- (f) With reference to the Planning Report, a total of 129 nos. trees are identified within the development scheme boundary. According to the submitted tree photos, the trees are generally in fair condition including dominant species *Lagerstroemia speciosa*, *Livistona chinensis*, *Liquidambar formosana* and *Delonix regia*. Around 119 existing trees are in direct conflict with the proposed development, including a *Ficus microcarpa* (T107) with DBH 1400mm which is considered potentially registrable Old and Valuable Trees (POVT) according to DEVB TC (W) No. 5/2020 proposed to be transplanted. Total 97 nos. of existing trees are proposed to be felled and 97 nos. of new trees are proposed to be planted. Two landscape pedestrian avenues, market square and sky gardens are introduced in Sites A and C2; communal sky garden, landscape terraces and green roofs will be designed at different levels of the GIC complex in Site B; and at-grade gateway square will be proposed in Site C1.
- (g) It is noted from URA that detailed planting proposal and detailed landscape design of local open space will be developed at detailed design stage. Presumably, CTP/UD&L, PlanD's comments from landscape planning perspective would be addressed in the detailed design stage.

9.1.10 Comments from the Chief Architect / Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

He has no adverse comments on the DSP. URA is suggested to review the location of the market square for pedestrians from the gateway square or future underground connection. Other option such as to locate the market square to a more centralized area / closer to the MTR exists at Nam Kok Road could be explored.

- 9.2 The following bureaux/government departments have no objection to or no adverse comments on the draft DSP/URA's responses to departmental comments (**Annexes E-1 to E-4**):

- (a) Secretary for Health;
- (b) Chief Building Surveyor/ Kowloon, Buildings Department;
- (c) Director of Electrical and Mechanical Services;
- (d) Director of Leisure and Cultural Services;
- (e) Director of Health;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- (h) Project Manager (East), CEDD;
- (i) District Officer (Kowloon City), Home Affairs Department;
- (j) Chief Engineer/Construction, Water Supplies Department;
- (k) Director of Food and Environmental Hygiene; and
- (l) Commissioner of Police.

10. **Public Consultation**

- 10.1 Under the administrative arrangements¹³ to enhance transparency in the processing of draft DSP submitted after the commencement of the Town Planning (Amendment) Ordinance 2004, the draft DSP (including Stage 1 SoIA report) and the Stage 2 SoIA report were made available for public inspection/comments in the Planning Enquiry Counters of PlanD starting from 2.6.2022 to 23.6.2022 (Stage 1) and from 15.7.2022 to 29.7.2022 (Stage 2) respectively. In addition, URA has consulted Kowloon City District Council (KCDC) on the draft DSP on 9.6.2022 and the minutes of the meeting is at **Annex M** for Members' reference.
- 10.2 During the two inspection periods of the draft DSP and Stage 2 SoIA report, a total of 206 comments were received. A full set of public comments received are at **Annexes F-1 and F-2** for Members' reference and URA has provided responses to the public comments in **Annexes E-1 and E-3**.
- 10.3 Among the comments received, 34 (17%) supportive comments were submitted by individuals and a member of KCDC. They support the DSP mainly on the grounds that urban renewal could improve the living conditions of the residents in old districts, revitalize the old districts and provide more car parking spaces.

¹³ Under the streamlined arrangement for processing DSPs presented at the Board meeting on 2.9.2022, the two administrative public consultation periods would be eliminated, taking effect from October 2022.

- 10.4 118 (57%) objecting comments are from Owners' Corporation (OC) / residents / owners of Billionnaire Avant, The Conservancy Association (長春社) and individuals ; and the remaining 54 (26%) comments providing views are from lot owners of nearby properties, Kowloon City Community Concern Group (九龍城社區關注組), Kowloon City Urban Renewal Concern Group (九龍城重建關注組), Green Sense (環保觸覺) and individuals. The major objections / concerns and URA's responses are summarised as follows:

Objections/Concerns	URA's Responses
DSP Boundary	
(a) Demand for changes of DSP boundary, in particular to cover the remaining buildings along Kai Tak Road / Tak Ku Ling Road near Site C1, as well as Billionnaire Avant (BA).	Redevelopment projects by URA were planned and commenced in a timely manner taken into account various factors such as building condition, resource allocation and planning gains. For the surrounding buildings outside the DSP boundary, URA adopts an integrated approach with rehabilitation and revitalization initiatives.
Public Consultation and Compensation	
(b) Insufficient consultation with relevant stakeholders. Social impacts to BA residents have not been fully assessed.	<p>Three public briefing sessions were held to address questions raised by affected owners, tenants and business operators. Stage 1 and Stage 2 SoIAs assess the social impacts to nearby residents, shop operators and the BA residents.</p> <p>In order to understand and address the concerns of BA residents, URA further arranged two meetings in June and July with BA residents to explain the scheme. The scheme (Drawings 3a to 3c) was revised to address their concerns and the scheme may further enhance the living environment of BA and the surrounding areas.</p>
(c) Compensation / rehousing for affected residents / tenants / shop operators should be improved.	URA will accord to prevailing policies to issue acquisition offers and compensation to the affected owners upon CE in C's approval and subsequent gazettal of the DSP. URA will continue to communicate with the affected business operators and to identify appropriate mitigation measures for them to continue their businesses in the area.
Social and Cultural Aspect	
(d) Social network will be dismantled by the	URA understands that the proposed redevelopment would likely bring both gains and losses to the local

Objections/Concerns	URA's Responses
redevelopment.	community. Various mitigation measures have been formulated to minimize the potential social impacts to the affected.
(e) Support for the affected residents in particular the elderlies and ethnic minorities residing in the DSP area should be enhanced.	URA arranged a special briefing session for Thais on 8.6.2022 to brief them the DSP and answer their enquiries with assistance from a Thai interpreter. Also, URA's 'Project Engagement' team will pay attention to elderly households and deliver prompt assistance to them through home visits.
(f) Unique culture (e.g. Thai and Chiu Chow culture) and local character should be preserved.	<p>In terms of "hardware", the DSP incorporated design measures to preserve the local culture and character, including two pedestrian avenues, "small street small shop" design approach and provision of diversified spaces for place-making initiatives and festival events.</p> <p>In terms of "software", URA would consider to adopt similar arrangement as KC-015 project to encourage shops of local characters or long-established shops to relocate to the future development by URA with concessionary rates for 5 years. .</p>
Open Space, Tree Preservation and GIC Facilities	
(g) Relocation of the GIC facilities should be arranged seamlessly.	With the non in-situ redevelopment of GIC facilities, URA will demolish the existing GIC buildings after completion of the new GIC complex to minimize disruption to the existing market activities and GIC services.
(h) The DSP reduces the open spaces available. The open space provided in the DSP would not be open to public use as freely as the CRP.	<p>The DSP will not reduce the open spaces for public enjoyment, instead, it provides about 10,450m² of at-grade landscaped diversified space, which is equivalent to about 1.5 times the area of the existing open space within the DSP boundary.</p> <p>Also, URA proposes to carry out separate revitalization works at the CRP to upgrade the facilities and improve the connectivity of the park. URA will continue to liaise with LCSD regarding the park revitalization and consult KCDC at subsequent stage.</p>
(i) The tree in LKMD (T107)	Tree T107 is currently bounded by carriageways

Objections/Concerns	URA's Responses
<p>should be retained. It is doubtful whether the tree T107 could be transplanted successfully.</p>	<p>and situated at the road junction. It is proposed to be transplanted to the market square with three sides bounded by car-free zones, providing a more pleasant greenery area and to blend in with the at-grade landscaped diversified space. The area where tree T107 situated in will be redeveloped to build a footbridge connecting the developments in Sites A & C2 and the future GIC complex at Site B.</p> <p>Upon approval of the DSP by the CE in C, URA will appoint a tree consultant and conduct a detailed survey of the tree condition, as well as formulate appropriate tree preservation and transplanting proposals according to relevant Government legislations and requirements.</p>
Technical Aspects (e.g. noise, traffic and visual)	
<p>(j) Concern the impacts on BA in terms of noise, air pollution, visual, wind penetration, natural lighting, hygiene and pedestrian safety. The notional scheme should be revised, in particular the location of Tower 2 and Tower 5 which encloses the BA.</p>	<p>Technical assessments / technical reviews for traffic, environmental, visual, air ventilation and other aspects were submitted by the URA. Result of the assessments demonstrated that nil negative impacts would be induced by the redevelopment. The notional scheme was revised to address their concerns and the scheme may further enhance the living environment of BA and the surrounding areas.</p>
<p>(k) Issues on poor air ventilation and view obstruction to surrounding buildings have not been fully addressed.</p>	<p>URA has submitted AVA to assess the air ventilation impact of the DSP. Result of the AVA reveals that the redevelopment will not bring adverse impact in air ventilation, but with enhancement of ground-level air ventilation at some inner parts of Lung Sing areas.</p> <p>Various urban design features including building separations, building setbacks and two 18m-wide wind corridors were incorporated, which would mitigate the impact to air ventilation, daylight penetration and view. The scheme would also comply with the Buildings Ordinances and make reference to the SBDG in the building design.</p>
<p>(l) Adverse environmental impacts have not been fully addressed. Adverse impacts from the construction works</p>	<p>Assessments for air quality and noise impacts of the proposed development with feasible mitigation measures were submitted by the URA. The assessments reveals that with proposed mitigation</p>

Objections/Concerns	URA's Responses
during the redevelopment.	measures, no adverse noise or air quality impact are anticipated. Relevant requirements and regulations for noise, air quality and construction works will be complied with.
(m) The DSP would worsen / not improve the congested traffic situation / illegal road parking in Kowloon City.	The TIA submitted concluded that with the implementation of the proposed junction improvement works, there will be no adverse traffic impacts to surrounding road networks, meanwhile, the overall pedestrian and road traffic networks would be restructured and improved. In addition to the 1,089 nos. of ancillary private car parking spaces, the proposed PVP of 360 nos. would help address the illegal parking situation in the district.
Others	
(n) Redevelopment plan by other parties.	As the commenter's redevelopment plan / proposal involved a relatively small area compared to the Development Scheme area, it is anticipated that it would not be able to achieve the district-wide planning gains as to be realized under the DSP proposed by the URA.
(o) Object to the change of public road to private streets. Closure of public roads and existing pedestrian footpaths would have adverse impact, in particular to the adjoining developments.	The DSP aims to restructure and re-plan the area with better connectivity and optimize land uses by turning part of Nam Kok Road and Nga Tsin Long Road into pedestrianized avenues to improve pedestrian and traffic network. For the adjoining developments, right of ways in the form of private streets will be provided to maintain their access rights under proper management measures.

11. Planning Department's Views

- 11.1 URA proposed the Nga Tsin Wai Road / Carpenter Road DSP comprising the Sites A, B, C1 and C2 for comprehensive high-density residential developments and low-rise retail development with the provision of a gateway square, through a link-site approach, as well as non in-situ redevelopment of various existing GIC facilities. PlanD has no objection to the draft DSP in general taking into account the following:

Urban Renewal and Land Use Compatibility

- (a) The recommendations under the URP for Kowloon City included a number of proposals. For the Nga Tsin Wai Road area, the recommendations include the redevelopment of the GIC facilities at Hau Wong Road, to increase the supply of public car parking, widen street pavements or designate part-time pedestrianisation areas, and to provide open space / public squares in the Nga Tsin Wai Road area, etc. The URP also recommended three urban renewal visions for the area, including the designation of the area as a dining and cultural district, to preserve the local street life and its historic and cultural characters, and to act as a gateway to the KTDA. Through the restructuring of land uses within the DSP boundary, the GIC uses along Hau Wong Road will be re-provisioned up to modern standard in a new GIC complex in Site B, with opportunities to provide additional GIC facilities. The existing street pattern will be preserved by the designation of two at-grade landscaped pedestrianized avenues along sections of the existing Nga Tsin Long Road and Nam Kok Road. Public squares with commercial/retail floor space will be located at strategic points, providing areas for events and place-making activities.
- (b) The re-planning of the core of the Nga Tsin Wai Road area would optimize land utilization and increase housing land supply by re-provisioning of GIC facilities across the street in the CRP, which would provide a smooth transition without affecting the provision of the market and other public facilities. The local street life and unique characteristics would be strengthened by the pedestrianized avenues and the provision of a new underground PVP. These could strengthen the strategic position of the Nga Tsin Wai Road area as a gateway to KTDA as recommended in the URP.

Development Intensity

- (c) In keeping with the total PR of 9.0 as restricted under the OZP, the adjustment of domestic and non-domestic PR split to 8.0 and 1.0 respectively would enhance the redevelopment potential for comprehensive residential developments with increased flat supply. Some of the development potential of Site C1 will be transferred to Site C2, so that Site C1 could be re-designed and integrated with adjoining open spaces, forming a scalable open space with commercial floor spaces in support of the activities of the gateway square, bringing wider planning gains to the community. Having regard to local characteristics, the non-domestic PR of 1.0 would minimize the commercial podia to two/three storeys and maximize ground floor street frontage, so that the “small street small shop” design concept and preservation of street vibrancy could be realized. Without the transfer of GFA to Site C2, in-situ redevelopment of the building blocks within Site C1 may not allow the creation of a large gateway square to KTDA.
- (d) The proposed Notes of the DSP (**Annex G-2**) provides statutory control on the development intensity by specifying the maximum domestic and non-domestic GFAs for Sub-areas (1) and (2) of the “R(A)” zone (i.e. Site C1, and Sites A &

C2 respectively), which are equivalent to total PR of 9.0 for the whole DSP. Flexibility is provided by not further specifying the maximum GFAs of Sites A and C2.

Proposed BH and Relaxation of BHR

- (e) The areas under the existing “R(A)2” zone on the Ma Tau Kok OZP are subject to a BHR of 80mPD/100mPD (for sites larger than 400m²). For the DSP, portions of Nam Kok Road and Nga Tsin Long Road are included in the DSP boundary. In order to provide two landscaped pedestrianized avenues along these sections, the development potential of these areas will be realized in the remaining areas. With relaxation of BHR from 100mPD to 160mPD, the GFA transferred from C1 and the development potential of the pedestrianized avenues could be absorbed into Sites A & C2 to maximize its development potential. According to the notional scheme, the building blocks at Sites A & C2 will be developed with a BH of 160mPD at the north, cascading down to about 143mPD towards the south, creating a stepped building height profile in the center part of Lung Tong sub-district. As for Site C1, URA proposes a maximum BH of 40mPD for a commercial/retail block. With a lower proposed BH, Site C1 could provide spatial and visual relief in a dense urban area dominated by high-density developments.
- (f) Site B is proposed with a BHR of 100mPD to facilitate development of a GIC complex. The proposed BHR of 100mPD could echo with the Government’s “single site, multiple uses” principle and reserve design flexibility at detailed design stage to accommodate GIC facilities with higher floor-to-floor height. According to the notional design, the GIC complex will have a stepped height profile with a maximum BH of 100mPD at the western part (i.e. the same BHR as the adjacent “R(A)4” zone), towards a lower BH (60m) at the eastern part. The cascading building height design allows the building to gradually step lower towards the CRP from the west to the east, together with the landscaped terrace at the eastern part of the GIC complex, it could bring visual relief and create an interesting landscape to the public (**Drawing 3d**).
- (g) The VIA (Appendix 4 of **Annex B**) concluded that the proposed development with relaxation of BHR will not result in visual incompatibility with the surrounding built environment and will not create significant blockage of views from both the strategic viewpoint as recommended in the HKPSG and the key local viewpoints. CTP/UD&L, PlanD has no adverse comments on the VIA.

Provision of an Underground PVP and GIC Facilities

- (h) The proposals for providing an underground PVP (about 360 nos. of parking spaces) and GIC facilities (about 47,000m²) is supported. The DSP provides additional GIC GFA of about 32,000m² and adding about 305 nos. of public parking spaces¹⁴. These provisions would address local needs and are in line

¹⁴About 55 nos. of on-street public parking spaces would be affected by the DSP and about 360 nos. public parking spaces are proposed in the PVP.

with the recommendations of the URP. URA's intention to expedite implementation of the GIC complex is also supported as it would facilitate a smooth transition for existing facilities to the new premises. C for T and DSW have no adverse comments on URA's intention in providing a PVP and GIC facilities respectively.

- (i) PlanD has no objection to include 'Public Vehicle Park (excluding container vehicle)' as a Column 1 use which is always permitted under the DSP and to exempt the floor area of the PVP as required by the Government from GFA calculation (**Annex G-2**). It is stated in the ES of the draft DSP that the ownership, management and maintenance of the underground PVP will be determined at the development stage (**Annex G-3**). Furthermore, there is no objection to exempting the floor area of GIC facilities from GFA calculation to encourage the provision of more GIC facilities as required by the Government within the proposed development without affecting the maximum permissible GFAs for domestic and non-domestic uses. For the proposed "G/IC" zone (i.e. Site B) of the draft DSP, there is no GFA or PR restriction stipulated (**Annex G-2**). URA is invited to liaise with SWD and consider including more GIC facilities in the proposed development at the detailed design stage where feasible.

Restructuring and Re-planning of Traffic and Pedestrian Network

- (j) The DSP provides an opportunity to enhance the pedestrian connectivity in both north-south and east-west directions. The proposed pedestrian avenues of minimum 18m in width provide safe and direct north-south pedestrian routes. A proposed link bridge connecting the GIC complex and Sites A & C2 and a potential subway below Nga Tsin Wai Road connecting to the MTR Sung Wong Toi Station would further strengthen connectivity. The 10m-wide building setback along Nga Tsin Wai Road is also proposed at Sites A & C2 for pavement widening to improve the east-west pedestrian walkability. The widened Nga Tsin Wai Road and the pedestrian avenues would form a continuous and direct pedestrian friendly walking environment between the MTR exits at Nam Kok Road and Carpenter Road.
- (k) The traffic impact of the proposed development with the proposed road closures is detailed in the TIA (Appendix 6 of **Annex B**). C for T has no in-principle objection to the DSP from traffic engineering perspective noting that the traffic improvement measures will be followed by URA in detail design / construction stages.

Provision of At-grade Landscaped Diversified Space and Greenery

- (l) Under the draft DSP, a total area of not less than 10,400m² landscaped diversified space for public use in various forms including landscaped pedestrian avenues, market square, gateway square, etc., will be provided to form a comprehensive public space network. Besides, URA also proposed separate revitalization works to upgrade and re-design nearby POSs, including

re-designing the layout of CRP to enhance visual and physical connectivity towards the Kowloon Walled City Park, and revitalization of the Tak Ku Ling Road Rest Garden to strengthen the gateway position of the Nga Tsin Wai Road area as recommended in the URP. Details of the revitalization works is subject to further liaison and agreement with LCSD.

- (m) Provision of at-grade landscaped diversified spaces in Sites A & C2 and Site B is stated in the Notes of the draft DSP. In the “R(A)” zone, URA’s proposal to include a clause to permit commercial uses in the “purpose-designed non-residential portion of a building in Sub-area (1) of the “R(A)” zone in the Notes of the DSP (**Annex G-2**) would enhance the vibrancy of the gateway square and support the activities at the gateway square. As such, there is no objection to the proposal.
- (n) In terms of landscaping, CTP/UD&L, PlanD considers that the DSP is situated in areas of urban landscape and the proposed residential and GIC development is considered not incompatible to the surrounding landscape character. CTP/UD&L, PlanD has also pointed out that the proposed development is in direct conflict with more than 90% of the existing trees on site. URA advised that adequate space for planting will be reserved at the at-grade landscaped diversified spaces for tree compensation (**Drawings 6a to 6b**). A total of 97 nos. of new trees are proposed to compensate for the tree loss, with a compensatory planting ratio of 1:1.
- (o) Although about 6,600m² of the CRP (a district open space) will be rezoned for the GIC complex, there will be a surplus of about 50ha of planned open space within the Kowloon City District Council boundary, including 0.49ha local open space and 49.57ha district open space after taking into account the DSP.

Preservation of Local Characteristics and Culture

- (p) Although there is no graded buildings in the area, URA proposed to preserve three pre-war historic buildings because of their significant historical / architectural / social cultural values. Some of the character-defining elements of LKMD are proposed to be preserved to show its exceptional historical value, subject to investigation. A section on cultural heritage has been incorporated in the ES of the DSP to require prior consultation with AMO for any development / redevelopment affects heritage sites (**Annex G-3**).
- (q) In addition, the unique existing grid street pattern in the Nga Tsin Wai Road area is proposed to be preserved under the DSP with pedestrianization of portions of Nam Kok Road and Ngai Tsin Long Road. With the consideration that public streets and various POSs in the Kowloon City are important venues for various cultural groups to organize activities and events, URA has proposed pedestrian avenues and market square in the Sites A & C2 as places for place-making, and to be used by the public including the Chiu / Thai communities for local events and festival celebrations.

Other Technical Matters

(r) The DSP has been circulated to relevant bureaux/departments for comments and their comments are highlighted in paragraph 9 above. In gist, comments from government departments have been responded to by URA in **Annexes E-2 and E-4** and it is anticipated that there is no insurmountable problems arising from the DSP from visual, air ventilation, environmental, traffic, drainage, sewerage and water supply perspectives. Where appropriate, comments from relevant government departments have been incorporated in the Notes and ES in **Annexes G-2 and G-3**.

11.2 In respect of the public comments on the draft DSP mentioned in paragraph 10 above, the above assessment is relevant. Regarding the comments on acquisitions, compensation and re-housing, they would be dealt with by URA according to the established policies.

12. Proposed Amendments on the Approved Ma Tau Kok OZP No. S/K10/28

12.1 Apart from the draft DSP as mentioned above, opportunity is also taken to take forward a section 12A application No. Y/K10/4 (i.e. Amendment Item A) agreed by the Metro Planning Committee (the Committee) of the Board. Details of the proposed amendments are as follows:

Amendment Item A – Revision of the stipulated maximum BH of a “G/IC” site at 40 Lung Kong Road from 3 storeys to 45mPD (Plans 6, 7 and 8a, Aerial Photo on Plan 8b and Site Photos on Plan 8c)

12.2 On 9 July 2021, the Committee of the Board agreed to a section 12A application (No. Y/K10/4) to amend the BHR of a “G/IC” site to facilitate redevelopment of the Cornerstone Education Center, for school and religious institution uses. An extract of the relevant meeting minutes of the Committee is at **Annex J**. According to the indicative scheme submitted by the applicant in **Annex K**, the redevelopment proposal comprises a 9-storey (45mPD) school-cum-church building over a 2-storey basement car park¹⁵.

12.3 The site (about 637.59m²) is currently subject to a maximum BHR of 3 storeys with no PR restriction on the OZP. It is currently occupied by a 3-storey building, the Cornerstone Education Centre, constructed in 1967, providing mainly non-profit making educational services to the community, including tutoring classes for children and leisure classes for adults. The main roof level of the building is at 22.4mPD.

12.4 Relevant technical assessments conducted under Application No. Y/K10/4

¹⁵ According to the applicant’s submission, alternative arrangement such as double deck parking instead of two basement floors may be used for provision of parking spaces. Detailed car parking arrangement will be finalised and submitted in the GBP submission stage.

confirmed that the proposed amendment would not cause insurmountable problems on traffic, environmental, infrastructure and visual aspects. To take forward the decision of the Committee on the application, it is proposed to amend the BHR of the site from 3 storeys to 45mPD.

Proposed Amendments to Matters Shown on the OZP

Draft DSP

- 12.5 If the Board decides to deem the draft DSP as being suitable for publication in accordance with section 25(9) of the URAO, the draft DSP shall, from the date that the exhibition of the draft DSP is first notified in the Gazette, replace or amend according to its tenor, the OZP relating to the area covered by the Development Scheme.

Amendment Item to Matters Shown on the OZP

- 12.6 Apart from the draft DSP, the proposed amendment as shown on the draft Ma Tau Kok OZP No. S/K10/28A (**Annex H-1**) is as follows:

Amendment Item A - Revision of the stipulated maximum BH for a “G/IC” zone at 40 Lung Kong Road from 3 storeys to 45mPD.

Proposed Amendments to the Notes of the OZP

- 12.7 No amendments have been made to the Notes of the OZP in relation to the draft DSP and Amendment Item A mentioned above. Amendments to the Notes of the OZP only involves updating the Plan number and status of the OZP.
- 12.8 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Annex H-2** for Members’ consideration.

Revision to the ES of the OZP

- 12.9 The ES of the OZP has been revised to take into account the draft DSP and the proposed amendment as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP.
- 12.10 The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Annex H-3** for Members’ consideration.

Plan Number

- 12.11 Upon exhibition for public inspection, the OZP will be renumbered to S/K10/29.

13. Provision of GIC Facilities and Open Space

Taking into account the proposed amendments (i.e. the draft DSP and amendment item A), the planned population of the Ma Tau Kok Planning Area (K10 Area) as a whole would be about 145,000. As shown in the summary (**Annex I**), the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand in accordance with the requirements of the HKPSG and concerned bureaux/departments' assessment, except the followings:

- (a) There will be a shortfall in the provision of child care centre, residential care homes for the elderly, community care services and pre-school rehabilitation services in the K10 Area. SWD adopts a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the aforesaid standards were reinstated in the HKPSG in 2018, 2020 and 2022, and thus they reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. Opportunities have been taken to provide appropriate social welfare facilities within redevelopment projects. The type of facilities will be determined at the detailed design stage in consultation with relevant government departments.
- (b) As for open space provision, there is a surplus provision in district open space of about 2.43ha but a shortfall of local open space of about 8.05ha in the K10 Area. However, there is a surplus of about 0.49ha local open space in Kowloon City District as a whole. Opportunities for providing more local open space would be seized in future redevelopment projects in the K10 Area. Besides, the DSP would provide not less than 10,400m² at-grade landscaped diversified space for public use.

14. Consultation

Departmental Consultation

- 14.1 The proposed amendments to the Ma Tau Kok OZP have been circulated to the relevant B/Ds. All of them have no objection to / no adverse comments on the proposed amendments and their comments have been incorporated in above paragraphs, where appropriate.

Public Consultation

- 14.2 If the proposed amendments are agreed by the Board, the draft OZP (to be renumbered to S/K10/29 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month exhibition period.

15. Decision Sought

Draft DSP

- 15.1 If the Board agrees with the DSP approach for the Nga Tsin Wai Road / Carpenter Road site, the Board is invited to consider the draft DSP and to:
- (a) deem the draft Nga Tsin Wai Road / Carpenter Road DSP No. S/K10/URA3/A (to be renumbered to No. S/K10/URA3/1 upon exhibition for public inspection) and Notes at **Annexes G-1** and **G-2** respectively as being suitable for publication as provided for under section 25(6) of the URAO, so that the draft DSP shall be exhibited for public inspection under section 5 of the TPO;
 - (b) endorse the ES of the draft DSP at **Annex G-3** and adopt it as an expression of the Board's planning intention and objectives of the Plan and agree that the ES as being suitable for public inspection together with the draft DSP;
 - (c) agree that the draft DSP, its Notes and ES are suitable for submission to the KCDC for consultation/information upon exhibition of the DSP; and
 - (d) note both Stage 1 and Stage 2 SoIA reports for the DSP.
- 15.2 Alternatively, the Board may also refuse to deem the DSP as being suitable for publication.

Proposed Amendments to OZP

- 15.3 If the Board agrees to deem the draft DSP, as being suitable for publication, Members are invited to consider the related amendments as well as other proposed amendments to the OZP and to:
- (a) agree to the proposed amendments to the approved Ma Tau Kok OZP and that the draft Ma Tau Kok OZP No. S/K10/28A at **Annex H-1** (to be renumbered as S/K10/29 upon exhibition) and its Notes (**Annex H-2**) are suitable for exhibition under section 5 of the TPO; and
 - (b) adopt the revised ES at **Annex H-3** for the draft Ma Tau Kok OZP No. S/K10/28A as an expression of the Board's planning intention and objectives for the various land use zones of the OZP, and agree that the revised ES as being suitable for public inspection together with the draft OZP.

16. Attachments

Annex A	URA's letter dated 27.5.2022
Annex B	Planning Report (including Stage 1 SoIA Report)
Annex C	URA's letter dated 13.7.2022
Annex D	Stage 2 SoIA Report
Annex E-1	URA's submission dated 23.8.2022
Annex E-2	URA's submission dated 9.9.2022
Annex E-3	URA's submission dated 14.9.2022
Annex E-4	URA's submission dated 29.9.2022
Annex F-1	Public Comments (Stage 1)
Annex F-2	Public Comments (Stage 2)
Annex G-1	Draft URA Nga Tsin Wai Road / Carpenter Road DSP No. S/K10/URA3/A
Annex G-2	Notes of the Draft URA Nga Tsin Wai Road / Carpenter Road DSP No. S/K10/URA3/A
Annex G-3	ES of the Draft URA Nga Tsin Wai Road / Carpenter Road DSP No. S/K10/URA3/A
Annex H-1	Draft Ma Tau Kok OZP No. S/K10/28A
Annex H-2	Notes of the Draft Ma Tau Kok OZP No. S/K10/28A
Annex H-3	ES of the Draft Ma Tau Kok OZP No. S/K10/28A
Annex H-4	Approved Ma Tau Kok OZP No. S/K10/28 (reduced scale)
Annex I	Provision of Major Community Facilities and Open Space in the Ma Tau Kok Area
Annex J	Extract of the Minutes of the MPC meeting on 9.7.2021
Annex K	Indicative Scheme of Section 12A Application No. Y/K10/4
Annex L	A brief summary of the findings of URA's freezing survey
Annex M	Extract of Minutes of KCDC Meeting held on 9.6.2022
Drawing 1	Development Scheme Area with Building Condition
Drawing 2	KCAA3 – Preliminary Planning Framework
Drawings 3a to 3c	Notional Scheme (Block Plan and Section Plans)
Drawing 3d	Notional Scheme (Section Plan of the new GIC complex)
Drawing 4	Proposed New Road Sections
Drawing 5	Indicative Phasing Plan
Drawings 6a to 6b	Artist's Impression
Drawing 7	Preliminary Landscape Design Plan
Drawing 8	Location of 3 Pre-war Buildings to be Preserved
Drawings 9a to 9f	Photomontages
Plan 1	Recommendation of Urban Renewal Plan for Kowloon City
Plans 2a to 2c	Location Plan, Site Plan and Aerial Photo of the Draft DSP
Plans 3a to 3e	Site Photos of the Draft DSP
Plan 4	Building Completion Year Plan
Plan 5	Building Height Plan
Plan 6	Location Plan of OZP Amendment Items
Plan 7	Comparison of Existing and Proposed Zonings on the OZP
Plans 8a to 8c	Site Plan, Aerial Photo and Site Photos of Amendment Item A

**PLANNING DEPARTMENT
OCTOBER 2022**